

**ZONING BOARD MEETING AGENDA**

**THURSDAY, JANUARY 14, 2016 AT 8:00 P.M.,**

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE  
HARRISON, N.Y.**

- CAL. Z15-023 WESTCHESTER JOINT WATERWORKS – KENILWORTH BOOSTER STATION –**  
Kenilworth Road, Block 625, Lot 6 – **Heard – Closed – Findings being prepared.**
- CAL. Z15-026 MICHAEL DIMARINO – 80-82 Lakeview Avenue, Block 861, Lot 24 – Heard – Closed –**  
**Findings being prepared.**
- CAL Z15-027 MEMORIAL HOSPITAL FOR CANCER AND ALLIED DISEASES – 500 Westchester**  
Avenue, Block 631, Lot 7 – **Heard – Closed – Findings being prepared.**
- CAL. Z15-020 ARON PONTICELLI & ROBIN QUITTELL PONTICELLI – 4 Alyssa Lane, Block 651,**  
Lot 22 – This property is located in an R-2 Zoning District. The applicant is appealing the  
issuance of Certificate of Occupancy No. 15-22209 issued on June 29, 2015 for the legalization  
of raised tee boxes and waterfall. – **Heard at the December Meeting – Adjourned to the**  
**January Meeting.**
- CAL. Z15-022 HARRISON REAL ESTATE GROUP, LLC – 241-247 Halstead Avenue, Block 131, Lot 17**  
– This property is located in a CBD Zoning District and Pursuant to §235-12(B) of the Table of  
Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the  
maximum allowable height is 45 feet and the maximum allowable stories is 4. Pursuant to §235-  
25(A) Titled Park & Useable Open Space Requirements for Multiple Dwellings: Usable open  
space shall be provided on the site of multiple dwellings at 200 square feet per dwelling unit.  
Pursuant to §235-35 Schedule of Off-Street parking spaces Requirements for Residential Use:  
Multiple dwelling for parcels within the Downtown Revitalization Target Area, the  
requirements shall be 1.25 per dwelling. Pursuant to §235-7(J) When a District boundary line  
divides a lot in a single ownership at the effective date of this chapter or any subsequent  
amendment thereto, except as provided in §235-71, the Board of Appeals may permit an  
extension into one district of a lawful conforming use existing in the other district, as hereinafter  
provided in §235-61A. Pursuant to §235-18C(1) Titled Accessory off-street parking off-street  
parking in business district. Accessory off-street parking areas may be located in required front  
and rear yards and in required front yards which do not adjoin a residence district, provided that  
they are setback at least 10 feet from all property lines and further provided that they do not  
encroach on required landscape buffer strips. Pursuant to §235-24(F) in PB, NB and CBD  
Business Districts, that required 10 foot setback for all landscape for off-street parking area  
shall include a continuous landscape strip, except at access points, not less than 5 feet wide,  
designed to partially screen such off-street parking areas. This application required 7 Variances:  
**1) The height of the proposed new building is indicated to be 55 feet thus requiring a variance**  
**of 10 feet. 2) The number of stories of the proposed building is indicated to be 5 stories thus**  
**requiring a variance for 1 story. 3) The provided open space is 2,980 square feet were 3,800**  
**square feet is required, therefore a variance is needed for the remaining required open space of**  
**820 square feet. 4) The proposed provided parking spaces are indicated to be 19 where 24 is**  
**required therefore a variance for 5 spaces is needed. 5) A variance is needed to have the CBD**  
**district continued through the B zone portion of the lot. 6) The proposed parking area indicates**  
**a side yard setback at the South West portion of the parking lot to be 2.5 feet, thus requiring the**  
**maximum variance of 7.5 feet. The portion of the parking area located at the South East portion**  
**of the lot indicates a setback from the side yard property line of 0 feet thus requiring a**  
**maximum variance of 10 feet. The proposed setback at the property line along Fremont Street is**  
**7 feet thus requiring a variance of 3 feet. 7) The proposed parking area indicates a buffer strip**  
**located at the South West side of the lot is indicated to be 2.5 feet thus requiring a variance of**  
**2.5 feet. The buffer strip located at the South East side of the lot is indicated to be 9 feet thus**  
**requiring the maximum variance of 5 feet. – Heard at the December Meeting – Adjourned to**  
**the January Meeting.**

- CAL. Z15-023A ANTHONY PASTORE** – 160 Gainsborg Avenue, Block 874, Lot 25 – This property is located in a B Zoning District and pursuant to §235-9-B of the Zoning Ordinance of the Town/Village of Harrison, the minimum required rear yard setback is 25 feet. The existing wood deck is shown to have a rear yard of 10.3 feet thus requiring a variance of 14.7 feet. – **Not Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z15-024 233 HIGHLAND ROAD R.E. CORP.** – 233 Highland Road, Block 523, Lot 38 – This property is located in an R-1 Zoning District and is presently non-conforming with regard to lot size. One acre 43,560 sq. ft. is required and the lot contains 14,244 sq. ft. Pursuant to §235-9B of the Table of Dimensional Regulation the following variances are required; Maximum allowable lot coverage is 15% the proposed new dwelling covers 22% of the lot requiring a variance of 7%. The seconded variance required is for the encroachment of the rear porch into the required rear yard. The required rear yard setback is 50 feet and the porch will reduce that to 36 feet requiring a variance of 14 feet. – **Not Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z15-025 RONEN ISRAEL & MINDY NAGORSKY** – 8 Oak Valley Lane, Block 981, Lot 60 – this property is located in an R-2 Zoning District that is part of the Oak Valley subdivision with a required rear yard of 150 feet. Pursuant to §235-9B of the Table of the Zoning Ordinance of the Town/Village of Harrison requires a minimum rear yard and side yard setback for an accessory structure is 50 feet. This application requires 2 Variances: **1)** The tennis court is shown to have a rear yard setback of 10 feet thus requiring a variance of 40 feet. **2)** The tennis court is shown to have a side yard setback of 20 feet thus requiring a variance of 30 feet. – **Heard at the December Meeting – Adjourned to the January Meeting.**
- CAL. Z15-028 HOULIHAN-PARNES** – 4 West Red Oak Lane, Block 621, Lot 10.01 – This property is located in an SB-O Zoning District and pursuant to 235-47-B-1 Titled business identification signs in the SB-O, SB-1, SB-35 and SB-100 District of the Zoning Ordinance of the Town/Village of Harrison. Each building shall be permitted to have one wall sign attached to or incorporated in the building wall or related structure featured at the principal building entrance, provided that such signs shall not be visible from off the premises except from the front lot line. Such sign shall have an area not to exceed 20 square feet. The proposed sign is indicated to have an area of 88.75 square feet, thus requiring a variance of 68.75 square feet.
- CAL. Z15-029 MICHAEL & COURTNEY MONAHAN** – 73 Park Drive South, Block 541, Lot 7 – This property is located in an R-1 Zoning District and pursuant to §235-9B of the Table of Dimensional Regulations of the Town/Village of Harrison, Accessory Structures require a 20 foot side yard setback. The Final survey shows the pool encroaches into the side yard setback 11 inches reducing the setback to 19 feet 1 inch thus requiring a variance of 11 inches.
- CAL. Z15-030 SEVILLE PLAZA** – 55-33 Calvert Street, Block 121, Lots 22-25, 29 – This property is located in a PB Zoning District. Applicant is seeking a 6th extension of a previously granted variance. Last extension granted 1/15/15 calendar Z14-034